

# CITY OF BURLINGAME

City Hall – 501 Primrose Road  
Burlingame, California 94010-3997



## COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

PH: (650) 558-7250

FAX: (650) 696-3790

June 3, 2009

Ms. Cathy Creswell  
State of California  
Department of Housing and Community Development  
P.O. Box 952053  
Sacramento, CA 94253-2053

HOUSING POLICY  
DEVELOPMENT, HCD  
JUN 05 2009

Dear Ms. Creswell,

### Re: Housing Element Annual Progress Evaluations for 2006-2008

On July 1, 2002, the Burlingame City Council adopted the Housing Element as an amendment to the Burlingame General Plan. Government Code Section 65400(b)(1) requires that each jurisdiction provide an annual report to the State legislature which provides information on the status of the implementation programs identified by the Housing Element. Enclosed is Burlingame's annual report for Calendar Years 2006 through 2008 using the "Housing Need Production Form developed by the Association of Bay Area Governments (ABAG) to provide a uniform manner for Bay Area jurisdictions to report housing production to your office. The report offers a cumulative total of housing production from 1999 through 2008.

Since this reporting is related to the Housing Element adopted in 2002, the information for the 2007 and 2008 calendar year may also apply to the updated Housing Element which is now under review by your office. We will submit the appropriate annual reports for that cycle once the updated Housing Element is adopted and certified.

Please note that since the adoption of the 2002 Housing Element, the City of Burlingame has completed the following major program tasks identified in the Housing Element:

Year	Program Completed
2003	Adopted an Inclusionary Housing Ordinance which requires that a minimum of 10% of the units built are affordable and provides incentives for development of affordable units.
2004	Adopted an Ordinance that makes the second unit amnesty program permanent and made the parking requirements for these units more flexible.
2005	Rezoned areas in North Burlingame near the BART station to allow high density residential uses with reduced setback requirements and allowing increased height over what is allowed in other areas. Since adoption of the new zoning, Burlingame has received applications for projects totaling 100 new units, 10% of which will be required to be affordable.
2009	Rezoned an area along Carolan Avenue with an R-4 overlay to allow high density residential uses in addition to the commercial uses now allowed in the C-2 zone. This area was identified as an opportunity site in the 2002 Housing Element. The R-4 overlay would allow this area to develop with multiple family residential uses at a density of up to 50 units per acre.



Cathy Creswell  
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I look forward to continue working with your office on the ongoing issues related to housing in California. If you have any questions regarding the Annual Progress Evaluation, please call me at (650) 558-7253.

Sincerely,

A handwritten signature in black ink that reads "Maureen Brooks". The script is cursive and fluid, with the first name "Maureen" and last name "Brooks" clearly legible.

Maureen Brooks  
Planning Manager

Enclosure: City of Burlingame 2006 - 2008 Housing Need Production Forms

*S:\Housing Element Implementation\Annual Progress Evaluation\Ltr to HCD 06.03.09.doc*



# Housing Need Production Form 2006

**Organization:** City of Burlingame  
**Contact:** Maureen Brooks **Title:** Senior Planner  
**Address:** 501 Primrose Road  
**City:** Burlingame **Zip:** 94010  
**Phone:** (650) 558-7250

**Report time period:**

- ☒ **Calendar Year** (January 1 through December 31)  
☐ **Fiscal Year** (July 1 through June 30)

## Unit Count of Housing Produced for the 1999-2007 Regional Housing Need Allocation (RHNA) Cycle

State Identified Affordability Categories (Percent of area median income (AMI))	1999-2007 RHNA (New Construction Needed)	Units Added 1999-2002	Units Added 2006		Total Units Added 1999-2006
			Unrestricted	Deed Restricted	
<b>Very Low</b> (up to 50% AMI)	<b>110</b>	<b>0</b>			<b>0</b>
<b>Low</b> (51 – 80% AMI)	<b>56</b>	<b>0</b>			<b>0</b>
<b>Moderate</b> (81 – 120%)	<b>157</b>	<b>66</b>	<b>6</b>		<b>72</b>
<b>Above Moderate</b> (greater than 120% AMI)	<b>242</b>	<b>30</b>	<b>2</b>		<b>32</b>
<b>TOTAL</b>	<b>565</b>	<b>96</b>	<b>8</b>		<b>104</b>

*Number of units added determined by building permits.  
 See reverse for definitions of income categories included in this form.*

**Optional: Locally Identified Affordability Categories** (Alternative affordability levels tracked by some jurisdictions. Limit information to title and definition of locally identified category. Place production numbers for these local categories in appropriate affordability category in table above.)

(Over)

## Housing Need Production Form

### **State Housing Element Affordability Categories**

**Very Low** – up to 50 percent of the area median family income with adjustments for usually high or low area income and household size.

**Low** – between 51 percent and 80 percent of the area median family income with adjustments for usually high or low area income and household size.

**Moderate** – between 81 percent and 120 percent of the area median family income with adjustments for usually high or low area income and household size.

**Above Moderate** – exceeding 120 percent of the area median family income adjusted for household size.

*To determine the income levels (by household size) for each affordability category for the county your jurisdiction is located in, go to [www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html](http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html) for the latest version of the yearly, Official State Income Limits report produced by the Department of Housing and Community Development (HCD).*

# Housing Need Production Form 2007

**Organization:** City of Burlingame  
**Contact:** Maureen Brooks **Title:** Planning Manager  
**Address:** 501 Primrose Road  
**City:** Burlingame **Zip:** 94010  
**Phone:** (650) 558-7250

**Report time period:**

- ☒ **Calendar Year** (January 1 through December 31)  
☐ **Fiscal Year** (July 1 through June 30)

## Unit Count of Housing Produced for the 1999-2007 Regional Housing Need Allocation (RHNA) Cycle

State Identified Affordability Categories (Percent of area median income (AMI))	1999-2007 RHNA (New Construction Needed)	Units Added 1999-2006	Units Added 2007		Total Units Added 1999-2007
			Unrestricted	Deed Restricted	
<b>Very Low</b> (up to 50% AMI)	<b>110</b>	<b>0</b>			
<b>Low</b> (51 – 80% AMI)	<b>56</b>	<b>0</b>			
<b>Moderate</b> (81 – 120%)	<b>157</b>	<b>72</b>	<b>1</b>		<b>73</b>
<b>Above Moderate</b> (greater than 120% AMI)	<b>242</b>	<b>32</b>	<b>6</b>		<b>38</b>
<b>TOTAL</b>	<b>565</b>	<b>104</b>	<b>7</b>		<b>111</b>

*Number of units added determined by building permits.  
 See reverse for definitions of income categories included in this form.*

**Optional: Locally Identified Affordability Categories** *(Alternative affordability levels tracked by some jurisdictions. Limit information to title and definition of locally identified category. Place production numbers for these local categories in appropriate affordability category in table above.)*

(Over)

## Housing Need Production Form

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# Housing Need Production Form 2008

**Organization:** City of Burlingame

**Contact:** Maureen Brooks **Title:** Planning Manager

**Address:** 501 Primrose Road

**City:** Burlingame **Zip:** 94010

**Phone:** (650) 558-7250

**Report time period:**

- ☒ **Calendar Year** (January 1 through December 31)
- ☐ **Fiscal Year** (July 1 through June 30)

## Unit Count of Housing Produced for the 1999-2007 Regional Housing Need Allocation (RHNA) Cycle

State Identified Affordability Categories (Percent of area median income (AMI))	1999-2007 RHNA (New Construction Needed)	Units Added 1999-2007	Units Added 2008		Total Units Added 1999-2008
			Unrestricted	Deed Restricted	
<b>Very Low</b> (up to 50% AMI)	110	0			
<b>Low</b> (51 – 80% AMI)	56	0			
<b>Moderate</b> (81 – 120%)	157	73	1		74
<b>Above Moderate</b> (greater than 120% AMI)	242	38	4		42
<b>TOTAL</b>	<b>565</b>	<b>111</b>	<b>5</b>		<b>116</b>

*Number of units added determined by building permits.  
See reverse for definitions of income categories included in this form.*

**Optional: Locally Identified Affordability Categories** (Alternative affordability levels tracked by some jurisdictions. Limit information to title and definition of locally identified category. Place production numbers for these local categories in appropriate affordability category in table above.)

(Over)

## Housing Need Production Form

### **State Housing Element Affordability Categories**

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